

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 21, 2016
MINUTES**

ROLL CALL: **7:00 PM**

ATTENDANCE: Vice Chair: Joshua Smilowitz; Commissioners: Tom Foley and Don Neville; and Alternate: Michael Johnson; Brian Pudlik, ZEO and Secretary to ZBA. **ABSENT:** Chair: Lisa Sadinsky; Commissioner: Jared Grise and Alternates: Angelo DiMatteo, and Todd Doyle.

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, September 21, 2016, at 7:00 p.m., to hear and act on the following petitions:

#26-16 3 Stamford Drive – Petition of B. Goldberg on behalf of R. Ulan, R.O., requesting a +/-4' variance to the 30' rear yard setback requirement per Section 177-6 (D) Standards for One-Family Residence Districts and Section 177-20 Obstructions in Yards for the construction of an attached 24'x24' garage per plans on file. **R-10 Zone**
POSTPONED TO OCTOBER 19, 2016.

#27-16 1113 North Main Street - Petition of C. Zhu requesting a renewal to a Special Exception in order to maintain a Customary Home Occupation for an acupuncture office as an accessory use to the residence for a period of five (5) years per Section 177-49 (C) per plans on file. **R-13 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. This permission is granted for a period of five (5) years. At that time you will be notified of the requirement to grant this permit. Failure to renew will render this approval void.
2. The hours of operation shall be:
Monday – Friday 9:00 am – 5:30 pm
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. There shall be no employees.
5. No more than two (2) client vehicles shall be parked in driveway.
6. Walkway to the rear of the property must be lighted properly to ensure safety of clients.

VOTE: 4-0 Voting in favor were Commissioners Smilowitz, Foley, Neville and Johnson (Johnson seated for Sadinsky)

Petition approved.



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#28-16 **301 North Main Street** – Petition of F. Aieta requesting a renewal to a Special Exception in order to maintain a Customary Home Occupation for a naturopathic physician's office as an accessory use to the residence for a period of five (5) years per Section 177-49 (C) per plans on file. **R-13 Zone**

Commissioner Johnson made a motion to grant the petition; Commissioner Foley seconded the motion. The Board made its decision to renew the petition with the following conditions:

Petition Approved.

#29-16 **42 Jansen Court** – Petition of V. Gofman dba CT Auto & Towing LLC for a location approval for a limited repairer/dealer license for a period of one (1) year, per plans on file.

Commissioner Neville made a motion to grant the petition; second by Commissioner Johnson.

1. This approval is granted for a period of one (1) year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
2. The hours of operation for repairs and sales shall be:
Repairs: Monday – Friday 8am-6pm
Saturday – 9am – 2pm
Sales: Monday – Friday 8am-7pm
Saturday – 9am- 2pm
Sundays closed.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.
6. Use of the property must be in conformance with the approved site plan (SP #1289) on file.

VOTE: 4-0 Voting in favor were Commissioners: Smilowitz, Foley, Neville, and Johnson (Johnson seated for Sadinsky)

Opposed- 0

Petition Approved.

- Minutes of the regular meeting held Wednesday, May 18, 2016. Postponed.
- Minutes of regular meeting held Wednesday, July 20, 2016. Postponed.
- Adjournment. Motion to adjourn. Motion/Neville; Second/Johnson. Motion approved 4-0. Meeting adjourned approximately 7:20pm.